



Helping *you* move



11 Lambshutt Flats, Market Drayton, TF9 1JA

Offered with No Upward Chain and an Allocated Parking Space, is this One Bedroom, First Floor Apartment in the heart of Market Drayton.

Offers In Region Of

£75,000

Overview

- One Bedroom, First Floor Apartment with No Upward Chain and Central Heating
- Heart of Town Location, Allocated Parking Place
- Ground Floor Entrance Hall with Stairs to First Floor Landing
- Spacious Lounge, Kitchen, Double Bedroom and Bathroom
- Council Tax Band – A
- Energy Proficiency Rating - C



Brief Description

PROPERTY DESCRIPTION This spacious First Floor, One Bedroom Apartment is perfect for First Time Buyers or Investors alike .

The accommodation includes the ground floor private Entrance which opens to the stairs leading up to the Landing which has two large storage cupboards and an airing cupboard housing the hot water tank. The Lounge is a generous size with a large window to the rear of the property and leads to the Kitchen which has a good range of units with space for your cooker, washing machine and fridge. There's a Double Bedroom and generous Bathroom with a shower over the bath.

Externally, the property has a small block paved area to the front door and to the right of the property is the Parking for Lambshutt Flats with one space allocated to No 11.

Location

This property is within walking distance of the shops and facilities of Market Drayton, a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch.



Your **Local** Property Experts

01630 653641



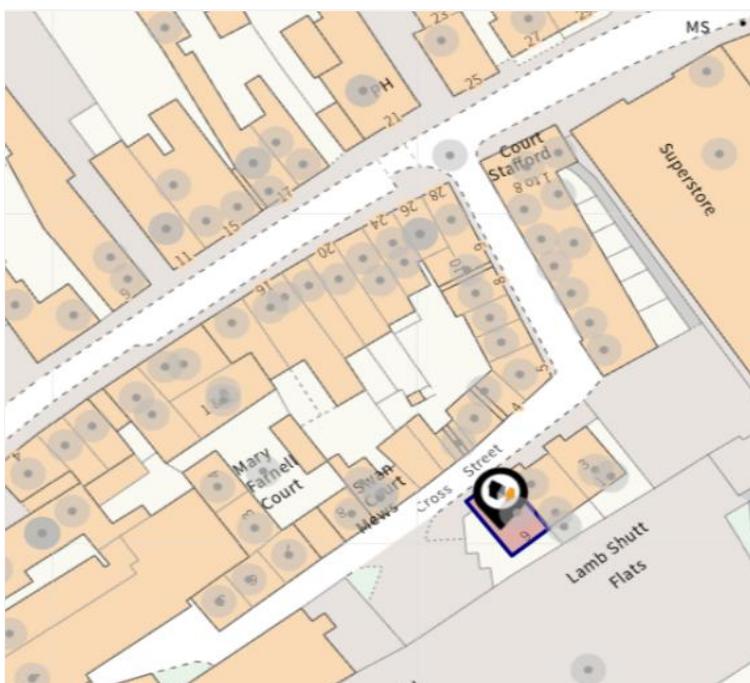
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating services are available. Barbers have not any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council

TENURE: We are advised that the property is Leasehold. The Lease was granted 11 July 2005 for 125 years, so has approximately 104 years to run.

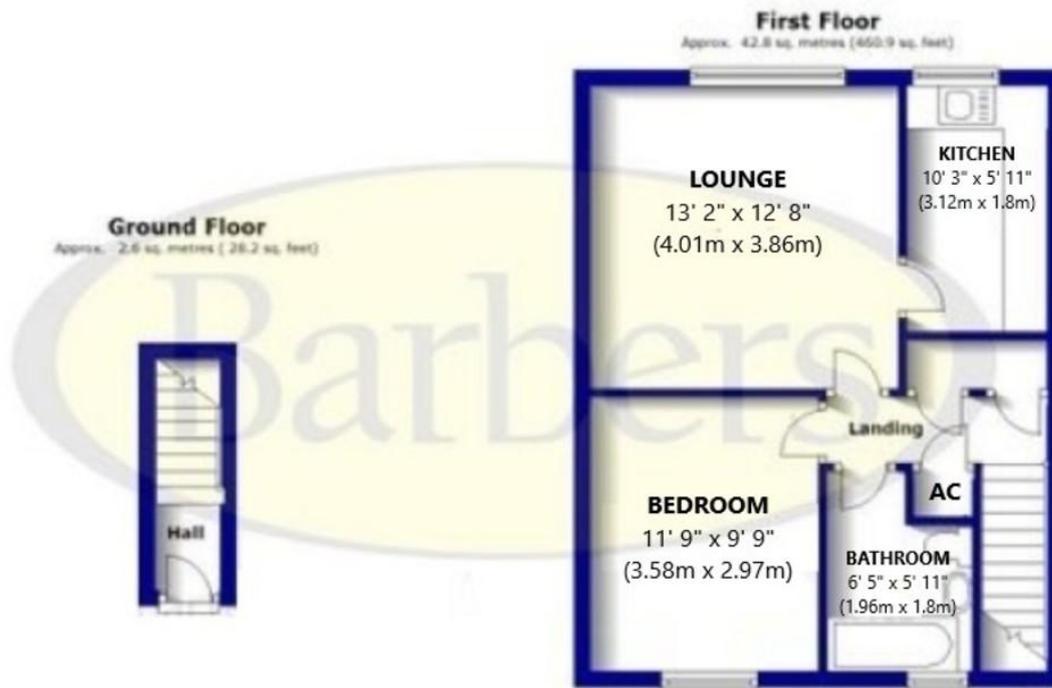


DIRECTIONS: From our office on Maer Lane turn right, right on Smithfield Road, straight over the two mini-roundabouts and then right on Stafford Street. Just after the Asda store, turn left on Cross Street and follow it round to the right where the property is on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Helping *you* move



This Floor Plan is Not to Scale
Please use as a Guideline to Layout

Total area: approx. 45.4 sq. metres (489.1 sq. feet)



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

